

SKITTS

ESTATE AGENTS



**Bridgewater Crescent,
Dudley, DY2 7LU**

£210,000

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We Value Your Home

A spacious end terraced property situated in a popular residential area local to a range of amenities including shops, schools and public transport services.



This pleasant family home has been improved in recent years and benefits from three bedrooms, off road parking, central heating, a stylish shower room, living room, dining kitchen and a good size rear garden. The property is offered for sale with no upward chain and interior viewing is highly recommended.

Council Tax Band A. Energy Rating D. Tenure FREEHOLD.

Approach By way of paved driveway providing off road parking for numerous vehicles past lawn fore garden.

Reception Hall Having double glazed front door, under stairs cupboard, ceramic floor tiling and central heating radiator.

Living Room 14' 11" x 12' 3" (4.54m x 3.73m) Having coal effect gas fire with timber surround, hearth and fireplace, laminate flooring, central heating radiator and single glazed window.

Dining Kitchen 19' 2" x 8' 7" (5.84m x 2.61m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiles, central heating radiator, single glazed window and door leading out.

Downstairs Shower Room 6' 11" x 5' 7" (2.11m x 1.70m) Having 'White' suite comprising: shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic floor tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and single glazed window.

Landing Having airing cupboard housing combination boiler, loft hatch for access, single glazed window and WC off: Having low flush WC, wash hand basin built into vanity unit, single glazed window, ceramic wall and floor tiling.

Bedroom One 12' 6" x 10' 0" (3.81m x 3.05m) Having central heating radiator and single glazed window.

Bedroom Two 12' 0" x 9' 3" (3.65m x 2.82m) Having range of fitted wardrobes, central heating radiator and single glazed window.

Bedroom Three 8' 7" x 7' 1" (2.61m x 2.16m) Having central heating radiator and single glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, garden shed and gated side access.



TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: A
EPC RATING: D

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



